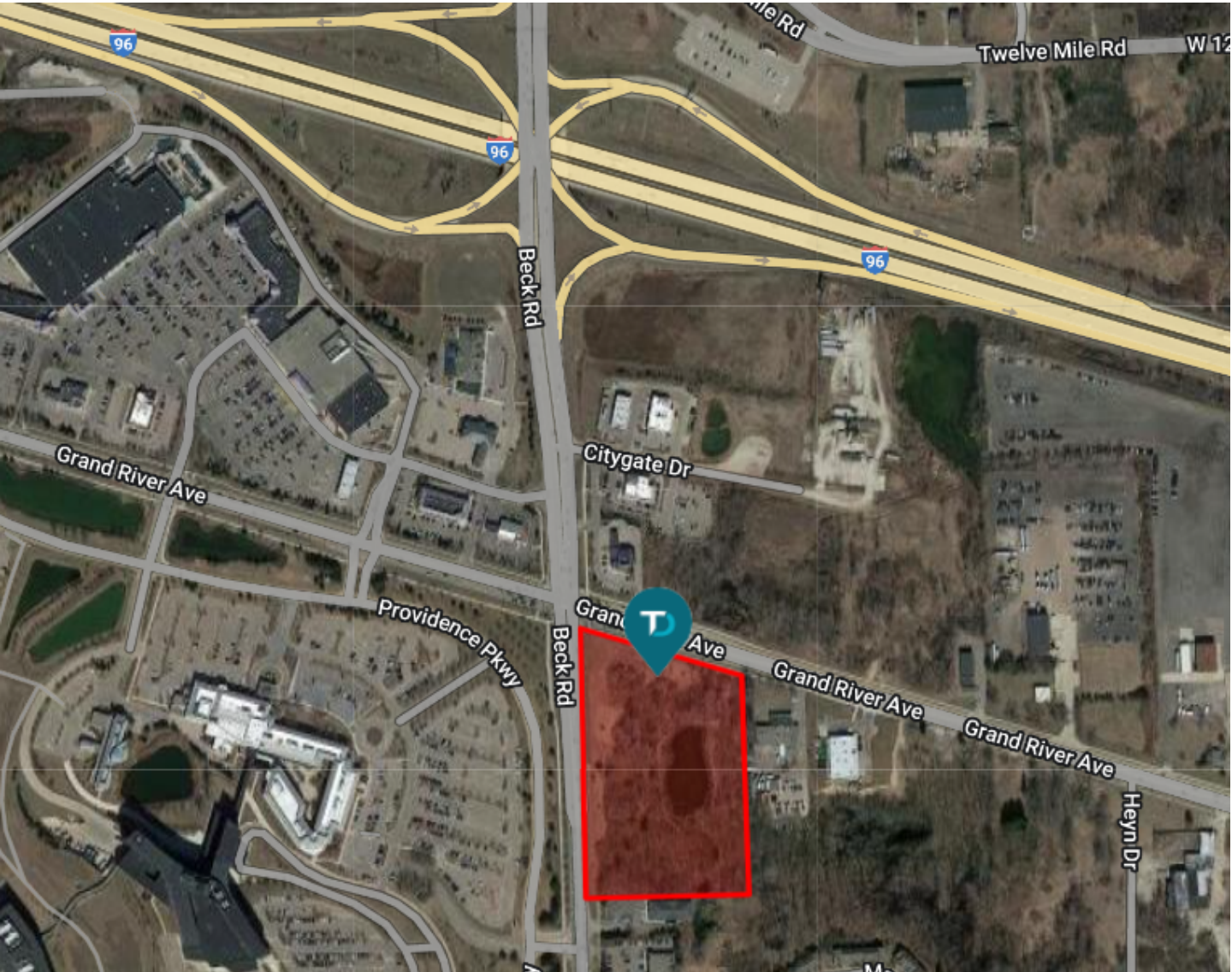


EST. **T** 1978

**THOMAS DUKE**  
COMMERCIAL REAL ESTATE

SE Corner of Grand River & Beck Road

Novi, MI 48374



**FOR SALE**

GetReal *quality*  
248.476.3700

LISTED BY:

Mark Szerlag

Senior Partner

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WWW.THOMASDUKE.COM

# FOR SALE

SE Corner of Grand River & Beck Road

Novi, MI 48374



SALE PRICE: \$6,500,000.00

## DESCRIPTION

Commercial Vacant Land for Development.

## PROPERTY HIGHLIGHTS

- Commercial vacant land located on a prime corner in Novi.
- Immediate access to I-96.
- Zoned B-3 Commercial allowing various uses.
- Across from Ascension Providence Hospital.

# FOR SALE

## SE Corner of Grand River & Beck Road

Novi, MI 48374

### BUILDING INFORMATION

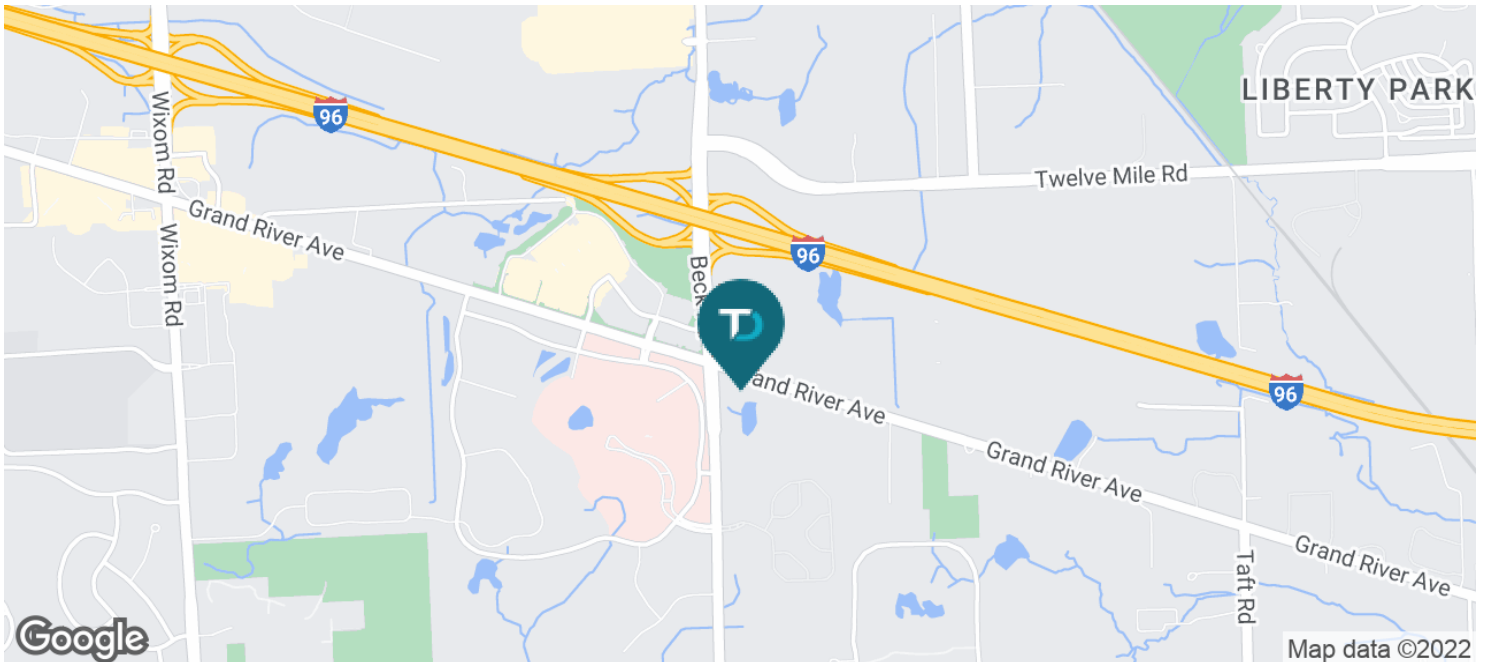
SALE PRICE:	\$6,500,000.00.
Price per Acre:	\$659,229.21
Utilities:	Municipal Water & Sanitary Sewer
2022 Taxes:	Summer - \$15,638.01 Winter - \$5,382.78

### PROPERTY INFORMATION

Lot Size:	9.86 Acres
Zoning	B-3 Commercial & RA
Traffic Count:	Grand River = 16,605 Beck Road = 22,896
Legal Description:	Available upon request.
APN:	22-16-151-010 and 22-16-151-012

### LOCATION INFORMATION

Located on the southeast corner of Grand River & Beck Road in Novi.



# FOR SALE

SE Corner of Grand River & Beck Road

Novi, MI 48374



# FOR SALE

## SE Corner of Grand River & Beck Road

Novi, MI 48374



### DEMOGRAPHIC INFORMATION

#### 0.5 MILES

#### 1 MILE

#### 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
Total population	463	2,560	6,968
Median age	43.2	41.2	40.1
Total households	199	1,059	2,710
Average HH income	\$159,204	\$149,715	\$156,246
Average house value	\$412,859	\$379,779	\$387,226

- 1 Purpose and Introduction
- 2 Definitions
- 3 Zoning Districts
- 4 Use Standards
- 5 Site Standards
- 6 Development Procedures
- 7 Admin and Enforcement

### 3.1.12 B-3 General Business District

#### A. INTENT

The B-3, General Business district is designed to provide sites for more diversified business types which would often be incompatible with the pedestrian movement in the Local Business district or the Community Business district.

**User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

#### B. PRINCIPAL PERMITTED USES

- i. Retail businesses use
- ii. Retail business service uses
- iii. **Dry cleaning establishments, or pick-up stations, dealing directly with the consumer** §4.24
- iv. Business establishments which perform services on the premises
- v. Professional services
- vi. **Retail business or retail business service establishments** §4.27
- vii. Professional and medical offices, including laboratories
- viii. **Fueling station**  §4.29
- ix. **Sale of produce and seasonal plant materials outdoors** §4.30
- x. **Auto wash** §4.32
- xi. Bus passenger stations
- xii. New and used car salesroom, showroom, or office
- xiii. Other uses similar to the above uses
- xiv. Tattoo parlors
- xv. Publicly owned and operated parks, parkways and outdoor recreational facilities
- xvi. **Accessory structures and uses**  §4.19 customarily incidental to the above permitted uses
- xvii. **Public or private health and fitness facilities and clubs** §4.34
- xviii. **Microbreweries**  §4.35
- xix. **Brewpubs**  §4.35
- xx. **Day care centers, and adult day care centers** §4.12.2

*(Amended by Ord. No. 18-278, Pt. 1, 11-28-2016)*

#### C. SPECIAL LAND USES

- i. **Outdoor space for exclusive sale of new or used automobiles, campers, recreation vehicles, mobile homes , or rental of trailers or automobiles** §4.36
- ii. **Motel**  §4.28
- iii. **Business in the character of a drive-in or open front store** §4.37
- iv. **Veterinary hospitals or clinics**  §4.31
- v. **Plant materials nursery**  §4.6
- vi. **Public or private indoor and private outdoor recreational facilities** §4.38
- vii. **Mini-lube or oil change establishments**  §4.39
- viii. **Sale of produce and seasonal plant materials outdoors** §4.30
- ix. **Restaurant in the character of a fast food carryout , drive-in , fast food drive-through, or fast food sit-down**  §4.40



### B-3 General Business District

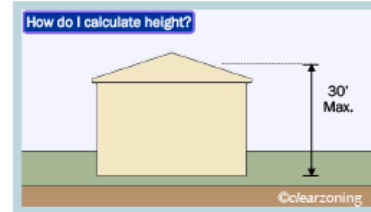
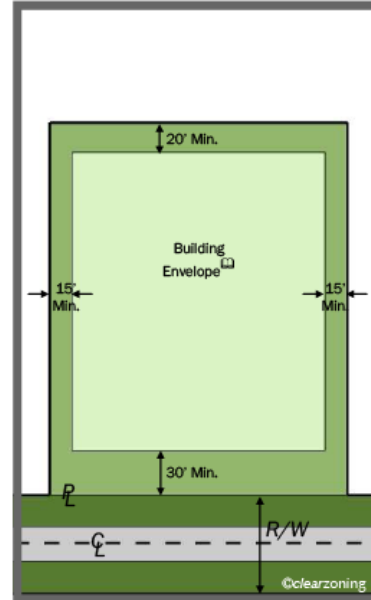
3.1.12

#### D. DEVELOPMENT STANDARDS

<b>Lot Size</b>	
Minimum lot area <sup>(1)</sup> :	See Section 3.6.2.D
Minimum lot width <sup>(1)</sup> :	See Section 3.6.2.D
<b>Lot Coverage<sup>(1)</sup></b>	
Maximum lot coverage:	See Section 3.6.2.D
<b>Setbacks<sup>(1)</sup></b>	
Minimum front yard setback:	30 ft
Minimum rear yard setback:	20 ft
Minimum side yard setback:	15 ft
<b>Building Height<sup>(1)</sup></b>	
Maximum building height:	30 ft
<b>Parking Setbacks</b>	
Minimum front yard setback:	20 ft
Minimum rear yard setback:	10 ft
Minimum side yard setback:	10 ft

#### NOTES

- For additions to the above requirements, refer to Section 3.6.2 Notes to District Standards: C, D, E, L, M, P, and Q.
- See *Selected References* below for applicability



The above drawings are not to scale.

#### SELECTED REFERENCES

##### 3. Zoning Districts

- B-1, B-2, and Required Conditions § 3.10

##### 4. Use Standards

- Uses Not Otherwise Included § 4.86
- Unlisted Use Determination § 4.87

##### 5. Site Standards

- Off-street Parking Requirements § 5.2
- Off-street Parking Layout, Standards... § 5.3
- Off-street Loading and Unloading § 5.4
- Landscape Standards § 5.5
- Signs § 5.6
- Exterior Lighting § 5.7
- Corner Clearance § 5.9
- Additional Road Design § 5.10
- Fences § 5.11
- Frontage on a Public Street § 5.12
- Access to Major Thoroughfares § 5.13

- Performance Standards § 5.14
- Exterior Building Wall Facade Materials § 5.15
- Bike Parking Facility Requirements § 5.16

##### 6. Development Procedures

- Site Plan Review § 6.1
- Public Hearing § 6.2

##### 7. Admin. and Enforcement

- Nonconformities § 7.1
- Planned Rezoning Overlay § 7.13.2

1 Purpose and Introduction

2 Definitions

3 Zoning Districts

4 Use Standards

5 Site Standards

6 Development Procedures

7 Admin and Enforcement



Amended through 6/4/2018

City of Novi Zoning Ordinance

3-27

